

December 5, 2023

City of Cambridge

Corporate Services Department
50 Dickson Street, PO Box 669
Cambridge, ON N1R 5W8

Attention: Mayor and Members of Council

RE: City Report 23-351-CD – Recommendation Report – Response to Letters from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing Regarding Official Plan Decisions

The Biglieri Group (TBG) is the planning consultant for and is providing these comments on behalf Greybrook Realty Partners (Greybrook). Greybrook is a member of the Northwest Hespler Land Owners group which represent landowners in Area #4 as identified in Report 23-351-CD.


We have reviewed the above noted staff report, and support the recommendations therein. The inclusion of Area #4 into the settlement area boundary of Cambridge will assist the City in achieving their growth targets provided by the Province, as well as support the Housing Pledge made by Council to speed up the construction of 1.5 million new homes in Ontario over the next 10 years.

Area #4 is a logical area for expansion of the City's settlement area boundary, given it is within the Countryside Line and abuts residential uses on the east side of Hespler Road and future employment uses to the west. The lands will be able to provide a mix of housing types and densities to support a range of households, as well as schools, parks, and other community amenities. We support staff's comments regarding the need to develop these lands as a "well planned expansion to the Hespler community". Area #4 is also key to delivering the downstream sanitary and water infrastructure which will also benefit and bring services to the employment lands west of Beaverdale Road, thus supporting future economic development for the wider City.

The inclusion of Area #4 will support the continued growth and economic prosperity of the City of Cambridge by providing housing to support a range of needs and key infrastructure for future development of the employment lands west of Beaverdale Road. We support the recommendations of City staff and thank you for the opportunity to provide these comments.

Sincerely,

The Biglieri Group


Rachelle Larocque, BES, M.Sc, MCIP, RPP
Senior Associate

cc. Greybrook Realty Partners